

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 DEMINT WALK NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

13 CHISHOLM CRESCENT NARRE WARREN SOUTH VIC 3805	\$850,000	09-Feb-26
12 LANSBURY DRIVE NARRE WARREN SOUTH VIC 3805	\$862,000	17-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 March 2026



**13 CHISHOLM CRESCENT NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$850,000** Sold Date **09-Feb-26**

Distance **0.51km**



**12 LANSBURY DRIVE NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$862,000** Sold Date **17-Dec-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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